



## CITY DEVELOPMENT DEPARTMENT CITY REVIEW COMMITTEE MINUTES

The City Review Committee held its public meeting in the City Development Department, Planning Division, Americas Conference Room, 1<sup>st</sup> Floor Tillman Building, 222 South Campbell Street, March 5, 2014 at 10:00 a.m.

*The following City Review Committee members were present:*

*Chairman David Coronado, City Development Department, City Development Program Manager*

*Ms. Laura Kissack, City Development Department, Architect*

*Mr. Mike Neligh, One Stop Shop, Case Manager – Plan Review*

*The following City staff were present:*

*Mr. Harrison Plourde, City Development Department, Planner*

*Ms. Karla Nieman, Assistant City Attorney, Legal*

*Ms. Elizabeth Gibson, City Development Department, Lead Planner*

*The following members of the public were present:*

*Dr. Richard Teschner, Representative, Rim Area Neighborhood Association*

*Ms. Sherry Mowles, Architect/Representative 920 Blanchard Ave., Spieczny-Spalding*

*Ms. Kitty Spalding, Architect/Representative, 920 Blanchard Ave., Spieczny-Spalding*

*Mr. Miguel Fernandez, Property Owner, 411 Rim Road*

### 1. Call to Order/Public Comment.

*Chairman Coronado called the meeting to order at 10:10 a.m.*

*There was no public comment.*

2. **PLRG14-00002**      Lot 10, Block 5, Rim Road Addition, City of El Paso, El Paso County, Texas.
- LOCATION:**      920 Blanchard Avenue
- ZONE:**      R-3/NCO (Residential/Neighborhood Conservancy Overlay)
- REQUEST:**      Porch addition at façade

Ms. Kissack gave a PowerPoint presentation and explained that the applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 900 Blanchard Avenue. The project's scope of work entails alterations that will affect the façade and north elevation. All work will be done in accordance with the Rim/University Neighborhood Plan.

### Mayor

Oscar Leeser

### City Council

#### District 1

Ann Morgan Lilly

#### District 2

Larry Romero

#### District 3

Emma Acosta

#### District 4

Carl L. Robinson

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Dr. Michiel R. Noe

#### District 6

Eddie Holguin Jr.

#### District 7

Lily Limón

#### District 8

Cortney C. Niland

### City Manager

Joyce A. Wilson



**Alteration:**

- Addition of a new 60 square foot addition to the second level of the home, a new covered front porch and planter.

Staff recommends **APPROVAL** of proposed work based on:

Design Standard 1. Building Setback and Site Development

- (b) Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block; and

Design Standard 2. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

The following **Rim-University Neighborhood Plan Design Standards** apply:

**DESIGN STANDARDS** (page 27) **Residential Uses**

**1. Building Setback and Site Development**

- (b) Site layout, scale and mass of new construction shall be generally compatible with existing development in the same block.

**2. Architectural Styles and Materials**

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

The following City staff commented:

1. Ms. Kissack
2. Mr. Neligh
3. Ms. Gibson
4. Ms. Nieman

The following members of the public commented:

1. Dr. Teschner
2. Ms. Spalding

**MOTION:**

*Motion made by Chairman Coronado, seconded by Mr. Neligh AND UNANIMOUSLY CARRIED TO APPROVE THE ADDITION IN THE REAR AND THE PREMISE ON THE FRONT OF THE HOUSE.*

**Mayor**

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3. **PLRG14-00003** E ½ of Lots 1 to 5, Block 170, Alexander Addition, City of El Paso, El Paso County, Texas.
- LOCATION:** 2201 St. Vrain
- ZONE:** R-3/NCO (Residential/Neighborhood Conservancy Overlay)
- REQUEST:** New hardscape construction affecting two frontages

Ms. Kissack gave a PowerPoint presentation and explained that the applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 2201 St. Vrain. The project's scope of work entails alterations that will affect both frontages. All work will be done in accordance with the Rim/University Neighborhood Plan.

**Alteration:**

- Addition of new hardscape and landscape features that will affect both frontages.

*Staff recommends **APPROVAL ON THE CONDITION** that any cmu wall above forty-two inches be not less than seventy-five percent open, consistent with 20.16.030 A, of El Paso Municipal Code.*

Approval of the proposed work is based on:

Design Standard 2. Architectural Styles and Materials

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

Design Standard 4. Front Yards

- (a) The only paved areas (asphalt, concrete, brick, stone or similar materials) in the front yard shall be for necessary driveways and walkways.

Design Standard 5. Fences

- (a) Fencing shall be complementary to the character and style of the residence.

Design Standard 10. Landscaping, Screening and Open Space

- (a) Yard areas in public view shall be landscaped.

The following **Rim-University Neighborhood Plan Design Standards** apply:

**DESIGN STANDARDS** (page 27) **Residential Uses**

**Design Standard 2. Architectural Styles and Materials**

- (a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

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**Design Standard 4. Front Yards**

- (a) The only paved areas (asphalt, concrete, brick, stone or similar materials) in the front yard shall be for necessary driveways and walkways.

**Design Standard 5. Fences**

- (a) Fencing shall be complementary to the character and style of the residence.

**Design Standard 10. Landscaping, Screening and Open Space**

- (a) Yard areas in public view shall be landscaped.

The following City staff commented:

1. Ms. Kissack
2. Mr. Coronado
3. Mr. Neligh

Dr. Teschner, member of the public, commented.

**MOTION:**

*Motion made by Chairman Coronado, seconded by Mr. Neligh AND UNANIMOUSLY CARRIED TO APPROVE WITH THE CONDITION.*

- |                        |   |
|------------------------|---|
| <b>4. PLRG14-00004</b> | W 61 ft of Lots 1 TO 5 & W 61 ft of S ½ of Lot 6, Block 94, Alexander Addition, City of El Paso, El Paso County, Texas. |
| <b>LOCATION:</b>       | 411 Rim Road  |
| <b>ZONE:</b>           | R-4/NCO (Residential/Neighborhood Conservancy Overlay)  |
| <b>REQUEST:</b>        | Second-story addition to the rear of site.  |

Ms. Kissack gave a PowerPoint presentation and explained that the applicant is requesting that the City Review Committee review and authorize the release of permits for property located at 411 Rim Road. The project's scope of work entails alterations that will affect the façade and north elevation. All work will be done in accordance with the Rim/University Neighborhood Plan.

*Staff received one phone in favor of the request.*

**Alteration:**

- Demolition of a portion of the house to the rear of the site and new construction in the same location of a 2-story structure.

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**City Manager**  
Joyce A. Wilson





Staff recommends **APPROVAL** of the proposed work based on:

Design Standard 1. Building Setback and Site Development

(b) Site layout, scale and mall of new construction shall be generally compatible with existing development in the same block.

Design Standard 2. Architectural Styles and Materials

(a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

The following **Rim-University Neighborhood Plan Design Standards** apply:

**DESIGN STANDARDS** (page 27) **Residential Uses**

**Design Standard 1. Building Setback and Site Development**

(b) Site layout, scale and mall of new construction shall be generally compatible with existing development in the same block.

**Design Standard 2. Architectural Styles and Materials**

(a) Additions to existing residences shall be constructed in the same architectural style as the existing residence.

The following City staff commented:

1. Ms. Kissack
2. Mr. Coronado
3. Mr. Neligh
4. Ms. Nieman
5. Ms. Gibson

The following members of the public commented:

1. Dr. Teschner
2. Mr. Fernandez
3. Ms. Spalding

**MOTION:**

*Motion made by Chairman Coronado, seconded by Mr. Neligh AND UNANIMOUSLY CARRIED TO APPROVE THIS REQUEST.*

5. Approve the Minutes for the past CRC Meeting:  
November 11, 2013

Chairman Coronado asked if Committee Members had any additions/corrections/revisions.

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Ms. Kissack requested the following revision throughout:

Chairman Elizabeth Gibson, City Development Department, **Lead** ~~Senior~~ Planner

**MOTION:**

*Motion made by Ms. Gibson, seconded by Mr. Neligh AND UNANIMOUSLY CARRIED TO APPROVE THE NOVEMBER 11, 2013 CRC MINUTES AS REVISED.*

**ABSTAIN:** Chairman Coronado

6. Adjournment

**MOTION:**

*Motion made by Chairman Coronado AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 10:42 A.M.*

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